

VALLI VUE ESTATES PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
JANUARY 4, 2016

The following Directors were present:

Cal Kerr; Dave Ward; Allen Hansen; Justin Selvik; Andre Neptune

The following homeowners were present:

No homeowners were present at this meeting.

Managing Agent,
Edward J Canfield

A quorum being present, the meeting was called to order by the President, Allen Hansen, at the hour of 7:30p.m.

Homeowners Comments

There were no homeowner comments at this meeting.

Agenda

The agenda was presented and approved.

Minutes

The minutes of the November 2, 2015 Board of Directors meeting were distributed and reviewed. Cal Kerr moved to approve the minutes. Dave Ward seconded the motion. The minutes were approved.

Treasurer's Report

The current receivable was distributed and reviewed. The Association won a small claims judgment against a delinquent homeowner. The homeowner challenged the legal fees and the judge reduced the legal fees. The judge ruled that in small claims, legal fees can only amount to max 10% of the judgement amount.

There are several accounts that are now in collections and the Managing Agent advised based on the previous case, lawsuits should go to District Court where legal fees would not have the restrictions that small claims have. Cal Kerr moved to send the current accounts with the attorney to District Court if they do not answer the correspondence from the attorney. Allen Hansen seconded. The motion was unanimously approved.

Financial presented were as of 11-30-15

Total Income to Date:	\$ 112,379.57
Total Expenses to Date:	\$ 106,974.44
Total Assets:	\$ 478,884.61
Total Uncollected Dues:	\$ 6,445.43

Committee Reports

Water

Cal Kerr gave a summary of information he has researched concerning the Well system contingency plan. This research came from a recent inquiry from a homeowner. Cal reported there is a plan in place and he will get with Northern Utilities to get the plan updated. When he speaks with N Utilities he will also address the language in the new contract regarding indemnification so that the new contract can be signed.

ACC

A request for a fence installation at 6731 Crooked Tree Dr. was reviewed and the committee will look into this request further.

A request from 10650 Lone Tree for a re-construction of the home was also reviewed and the committee will also look into this request.

Andre moved to appoint the following homeowners to the ACC committee;

Allen Hansen, George Dailey, and Andre Neptune. Cal Kerr seconded. The committee was approved unanimously.

The ACC committee directed the Managing Agent to send letters to 6700 & 6680 Round Tree to provide further information regarding projects done to their property without ACC approval.

LRSA

Not much to report as very little snow has fallen, but sanding has been performed when necessary.

Common Areas-The appointment for the chair of the Common Areas Committee was shelved until the February regular meeting on February 1, 2016.

Correspondence

A letter provided at the December 7, 2015 Annual meeting from homeowner Tom Brown was reviewed at this meeting. Mr. Brown brought several covenant complaints concerning another Valli Vue homeowner. The ACC members present reviewed the complaints and directed the Managing Agent to send a second post ACC letter to the homeowner identified as Mr. Brown had new information regarding the changes to the property. Other complaints from Mr. Brown will be investigated by the committee.

Unfinished Business

Northern Utilities Contract

The Managing Agent continues to work with Dave Kranich with N. Utilities on getting the appropriate indemnification language in the new contract for both the Association and his company.

New Business

Officers Positions

The election of the officers' positions was shelved until the February regular meeting on February 1, 2016.

The next meeting of the Board is scheduled for February 1, 2016 at the hour of 7:30pm at the Christ Church on O'Malley road.

Being no further business to come before the Board at this time the meeting was adjourned at the hour of 8:55pm.